

Master Plan Map Comments for
Planning District 6

Order:

- a. Submitted in Numerical Order (PD X – X.R)
- b. Staff Recommendation(s) in Numerical Order
(PD X- X)
- c. Multiple Amendments

PD 6 - 2R

Elizabeth Dennis
2619 Jasmine St.
New Orleans, La. 70122

August 03, 2011

Reference: Application for Amendment to New Orleans 2030: Plan for the
21st Century (the Master Plan)

To Whom it may concern:

This is a request for the amendment to the Master Plan for the property located 2619 Jasmine St. New Orleans, La. 70122. The property current zoning is RD2 2 family single residential however the structure is commercials in nature and adjacent to B-1A site. These commercial structures serves as a use for neighborhood needs. The proposed future land use map designation request is for Neighborhood Commercial.

Sincerely,



Elizabeth Dennis



Comments from Scott Schenck at the City Planning Meeting Dec 13th, 2011

Owner: Pontchartrain Landing Marina and RV Park
6001 France Road, New Orleans

Member: Pontilly Neighborhood Association
Pontchartrain Park, Gentilly Gardens

Member: GCIA Gentilly Civic Improvement Association

Tenant: of the Port Authority of New Orleans

Points to make at City Planning meeting Dec 13, 2011

Sirs and Madam:

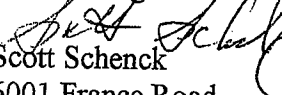
I am a current resident and business owner in Gentilly and active member in two organizations that have the goal of revitalizing the Gentilly section of New Orleans, primarily District 6. We have been working with the major waterfront land owner in Gentilly, Port Authority of New Orleans, to create a new zoning category for the property on the east and west side of the Industrial Canal north of Chef Highway. Our common goal as a coalition of the land owner, tenant, and surrounding neighborhood residents is to create a new zoning category that encourages the location of new businesses along the Canal that are in the commercial, leisure, and hospitality industries. At present this type of business isn't attracted because it has to be a "conditional use" of the currently zoned Heavy Industrial property. Conditional use clauses put off outside investment as the word "conditional use" most often means to an outsider, more time, more politics, and therefore higher odds of spending a lot of time and money to achieve nothing in the end.

The current major assets of Gentilly are its People, its Location in the heart of a vibrant city, its "Can Do attitude, and an excellent waterfront area along the Canal. We banded together to get our golf course open again, even offering to subsidize the city in its formative stage. This was not ultimately needed but it demonstrated that we as citizens of Gentilly and the Port Authority are serious about creating a new zoning district that will enable our section of the Industrial Canal, on east and west banks, to become a "New West End" type of development. The Gentilly Waterfront, with the appropriate zoning will encourage outside business investors to locate there because we as a city and neighborhood have already demonstrated that we want you if you meet the specifics of our zoning requirements. No special permission is needed and no special favors are required. Gentilly is not asking for a handout but rather a verbal hand up by the City Planning Commission taking the time and providing the effort necessary to craft an appropriate zoning category that will achieve the goals that all of us have. That is, new businesses and jobs and family friendly activity located on our waterfront.

We were enthusiastic as a community when you recently presented the formation of the new zoning category for the entire area of the north end of the Industrial Canal at the recently held District 6 meeting at SUNO and are asking you to continue with this program as presented for the entire area discussed at the District 6 meeting.

We acknowledge that none of us are opposed to the new zoning but the question is should it be controlled by regulations keeping this area a Heavy Industrial area, but creating a new zoning category that will achieve the goals of the city, the land owner, and the neighborhood by letting the change evolve rather be forced by regulation. Your initial recommendation allowed this with very few text changes. We hope you will stick with them as outlined in the PONO amendment text and FLUM change as noted by your designation of PD6-3R. This requests the new category of "Mixed-Use Maritime Industrial" with the accompanying FLUM change as presented by CPC to the citizens of District 6 and has their support, GCIA as well as CM Cynthia-Hedge-Morrell.

Kindest Regards


Scott Schenck
6001 France Road
New Orleans, LA 7016

504-722-1368

PD 6-3R

Paul Cramer

From: scott [Scott@pontchartrainlanding.com]
Sent: Tuesday, November 01, 2011 8:53 AM
To: Yolanda W. Rodriguez
Cc: Paul Cramer
Subject: Master Plan Amendment Applications PDY-3R and PD9-3R

Please approve Master Plan Amendment Applications #PD6-3R and #PD9-3R. I am in favor of the text and FLUM changes as stated from Industrial to proposed Mixed-Use Maritime Industrial. I believe this will favorably affect our entire Gentilly community in the years to come.

Scott Schenck
Pontchartrain Landing RV Park and Marina
Gentilly

11/1/2011

PD6 - 3R

Paul Cramer

From: Nate Gaarder [pontchartrainland@yahoo.com]
Sent: Monday, October 31, 2011 10:05 PM
To: Yolanda W. Rodriguez
Cc: Paul Cramer
Subject: FLUM Changes.

Date

Yolanda Rodriguez
 Executive Director
 City Planning Commission

Dear Ms. Rodriguez,

Please approve Master Plan Amendment Applications #PD6-3R and #PD9-3R. I Nate Gaarder am in favor of the text and FLUM changes as stated from Industrial to proposed Mixed-Use Maritime Industrial.

We support having a community development that provides services and recreational use to both our citizens and visitors. With the closing of MRGO and the new flood protection I believe this proposed zoning will provide an improved quality of life to our area and will be a catalyst for sustainable economic growth.

Thank you for your consideration of this request.

Sincerely,

Nate Gaarder

Paul Cramer

Text 9

From: Susan Klein [sqfemme@hotmail.com]
Sent: Wednesday, January 18, 2012 5:48 PM
To: Paul Cramer
Cc: Scott Schenck; Maddie; glagrange@portno.com; PORTlydia Jemison; PORTclay Miller; CPPdalton Savvoir; patg@portno.com; Lena Stewart
Subject: Comment and Request for MP Text and FLUM Amendment for Planning District 6 & 9
Importance: High
Attachments: CPC MP Amend Application FINAL.pdf; Staff Report Text Ammendment.doc

PD 6-3.R

Paul,

After speaking again today with community leaders, I would like you to present the original Amendment Application (attached) by the Port Authority of New Orleans for acceptance into the Master Plan for a new land use category of "Mixed-Use Maritime Industrial" (MP, Chapter 14, pg 14.2) and a map change (site 9 of Application) . After spending nearly two years of meetings with City Planning, the community to be impacted, and the Port, it is hard to understand why the staff recommendation would be to "Retain current language in Master Plan".

The rational for the staff report and recommendation (also attached) seems incongruent with respect to all the previous meetings we have had with the staff, the Port and the community. To recommend no change doesn't even fit the current use, especially with the permanent closure of the MRGO. Also, this can not be remedied in the new CZO, because application of other ordinances do not apply when listed uses are examined. At one point, the Port adjusted the attached Amendment Application in an attempt to avoid a new category. However, this really does not work with the required uses, or the community desires regarding the east or Jordan Road side of the Industrial Canal. Therefore, we are asking that you re-introduce the original Amendment Application as attached.

Council Member Cynthia Hedge-Morrell, as well as these neighborhood/business associations support this request: GCIA (Gentilly Civic Improvement Association [represents 20 neighborhoods and businesses]), ENONAC (East New Orleans Neighborhood Advisory Committee [represents 6 neighborhoods]), Kenilworth Civic Improvement Association, Pine Village Association, and Melia Homeowners Association. This Amendment Application meets all desired uses, encourages sustainable economic development, maintains some desired industrial use by the Port, and is wanted by the area residents and businesses.

In keeping with the deadline of February 1 for public comment, please present this to the Commissioners for their review and consideration for approval.

Thank You,
 Sue
 Representing Pontchartrain Landing
 6001 France Road
 New Orleans

Susan Klein
 1020 Toulouse St.
 New Orleans, LA 70112

722-7557

Susan Klein

1/20/2012



PDG - MULTI

CYNTHIA HEDGE-MORRELL
COUNCILMEMBER, DISTRICT D

The Council
City of New Orleans

CITY HALL, SUITE 2W20
1300 PERDIDO STREET
NEW ORLEANS, LA 70112
(504) 658-1040
Fax (504) 658-1048

Yolanda Rodriguez
Director, City Planning Commission
1340 Poydras St.
Suite 900
New Orleans, LA 70112

In response to concerns expressed by the Lake Oak Neighborhood Association, I am requesting the following amendments to the Master Plan zoning.

The draft map shows Mixed-Use High Density zoning for the religious chapels on the Lakeshore Drive and the extension of this designation through Lake Oaks Park to the Park's southern border. The neighborhood would like to see this changed to Residential Single Family zoning as it would be more appropriate zoning for the religious buildings.

The draft map also indicates Residential Single Family zoning continued into Lake Oaks Park on the North of Lake Oaks Parkway and the East side of Music Street in the Lake Oaks Subdivision. This neighborhood would like this overlap of Residential Single Family zoning be changed to Parkland Open Space

Attached is a map showing the requested changes.

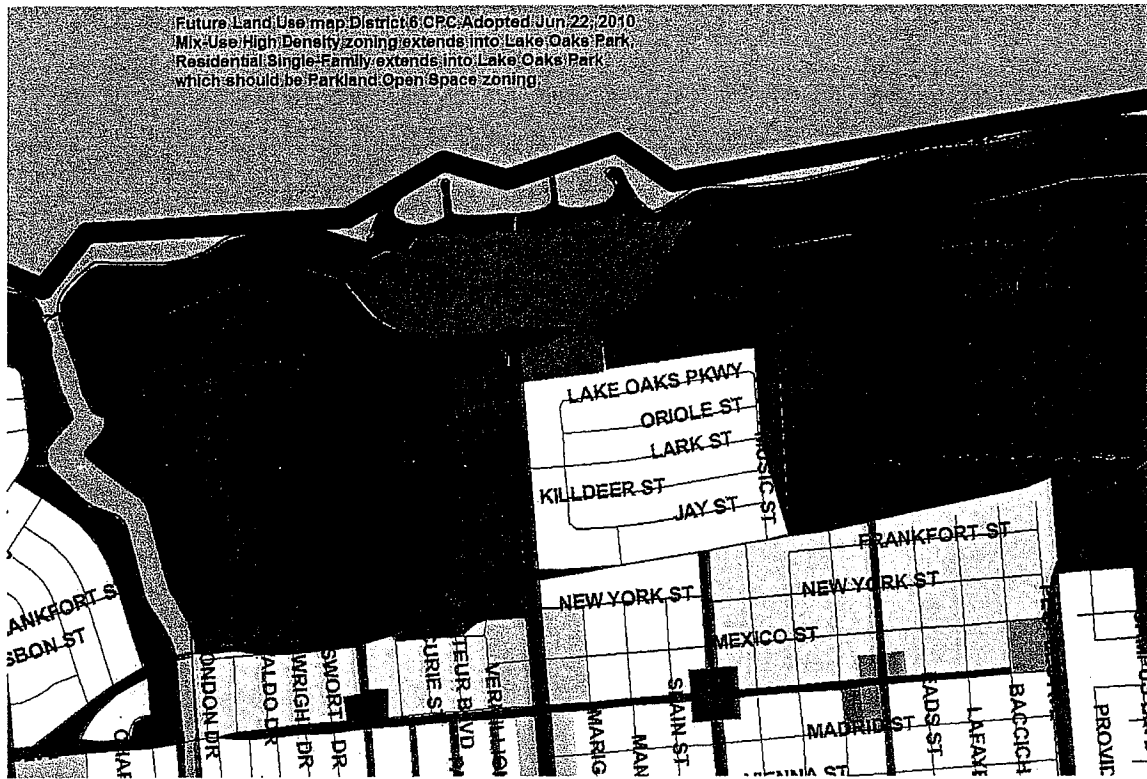
Sincerely,

A handwritten signature in cursive script that reads "Cynthia Hedge-Morrell".

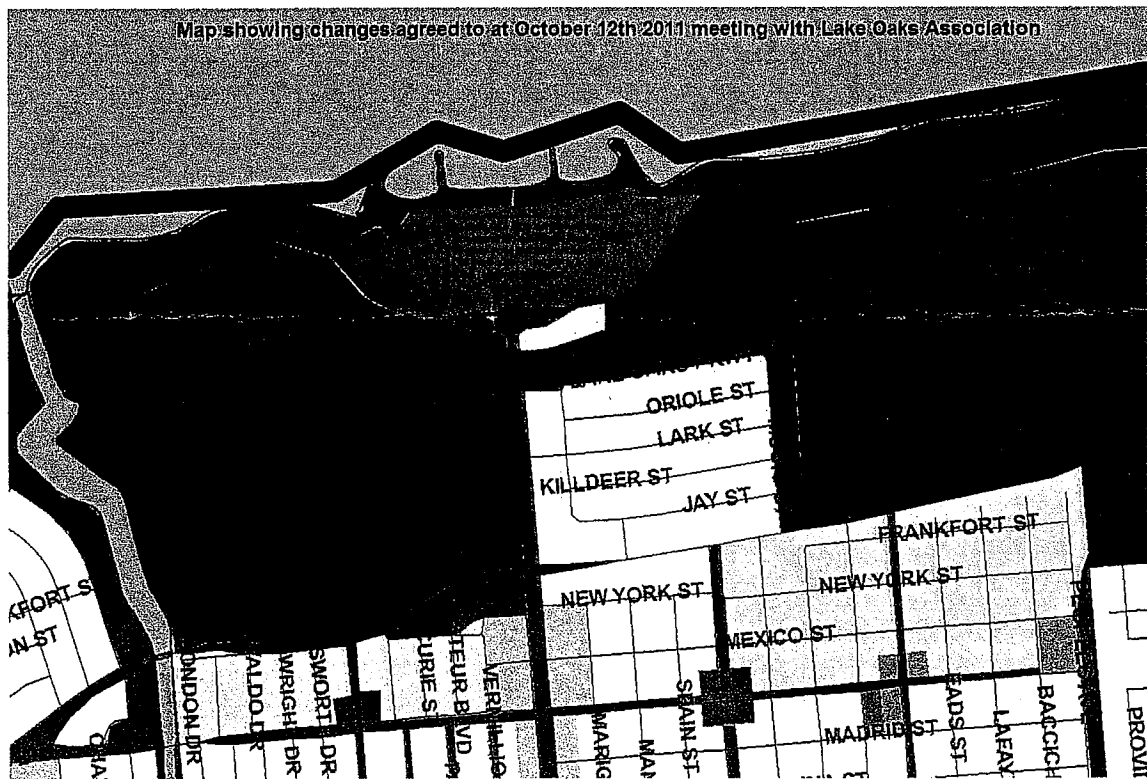
Cynthia Hedge-Morrell
Councilmember, District D

CC: Arlen Brunson, City Planning Administrator ; Leslie Alley, Deputy Director, City Planning

Future Land Use map District 6 CPC Adopted Jun 22, 2010
 Mix-Use High Density zoning extends into Lake Oaks Park
 Residential Single-Family extends into Lake Oaks Park
 which should be Parkland Open Space zoning.



Map showing changes agreed to at October 12th 2011 meeting with Lake Oaks Association



PD 6 - Multi

CPCinfo

From: Margaret Rosefeldt [pegrosef@cox.net]**Sent:** Mon 10/31/2011 4:51 PM**To:** CPCinfo**Cc:** Paul Cramer**Subject:** RE: Master Plan Amendments**Attachments:**

Neighborhood response to proposed Master Plan Amendments in Burbank Gardens:

FOR #13 - Area bounded by Robert E. Lee, Vermillion, New York Street, and the back of the businesses on Elysian Fields

Change from Mixed Use Low Density to Residential Low Density

AGAINST #20 - Apartment buildings at corner of Prentiss and St. Anthony

Change from Residential Single Family to Residential Multi Family

FOR #24 - Properties on Elysian Fields from Burbank to office building next to Wendy's

Change from Mixed Use Low Density to Residential Single Family

AGAINST # 32 - Area bounded by Robert E. Lee, St. Anthony, Rosary, and Wildair

Change from Residential Single Family to Residential Low Density

Peggy Rosefeldt, Secretary
Burbank Civic and Improvement Association

(504) 283-4821